



3.8 MOBILEHOME PARK DEVELOPMENT DENSITY BONUS PROGRAM - THRESHOLD DECISION APPLICANT'S GUIDE

1. APPLICATION FORMS (One (1) Copy Each)

The following forms should be completed.

- A. Discretionary Project Application DPLU #346
- B. Ownership Disclosure DPLU #305
- C. Evidence of Legal Parcel DPLU #320
- D. Vicinity Map/Project Summary DPLU #524
- E. 3.8 Supplemental Application DPLU #433

2. REPORT (Seven (7) Copies)

A brief report, including narrative and graphics as appropriate, is to be submitted discussing how the proposed project conforms to each of the criteria contained within Board Policy I-101. These include:

- A. Description and location of the Proposed Project.
- B. Physical Suitability of the Site. (This discussion is to be augmented by the inclusion of a slope map [see section II.G.1] and the Application for Environmental Initial Study.)
- C. Availability of Public Services and Facilities including Sewer, Water, Fire, School, Access, Medical, Shopping and Public Transportation.
- D. The Socio-Economic Benefit that will be offered to the County in accordance with Board Policy I-102.
- E. Proximity of the Proposed Project Site to Areas Planning For Urban Type Development.
- F. Expansion of an Existing Mobilehome Park.
- G. Any Other Criteria that Substantiates the Merits of the Proposed Project.

3. **PLOT PLANS (Ten (10) Copies)**

All plot plans are to contain sufficient information to describe the project. The following is a list of information pertinent to a threshold decision for a Major Use Permit.

- A. Legibility - The Plot Plan must be legible. Faded prints which are not possible to read or reproduce are not acceptable.
- B. North Arrow/Scale - A north arrow is necessary to establish the orientation of the project site.
- C. Net area in acres.
- D. Property dimensions, all sides.
- E. Assessor's Number(s) - Include the Assessor's book, page and parcel number.
- F. Conceptual Site Design

Provide a conceptual arrangement of proposed mobile/manufactured home spaces, proposed parking, and the approximate location of other proposed buildings, storage areas and recreation facilities such as swimming pools and playgrounds.

- G. Topography
 - (1) Provide one copy of a slope map, superimposed on the conceptual plot plan, and at a minimum scale of 1"=200', of the proposed project site. Slope categories delineated are to be 0 to 15%, 16 to 25%, and over 25%. Include a table that shows the number of acres falling within each slope category.
 - (2) Obtain a copy of a topographic map (which may be purchased from the County) and delineate the boundaries of the proposed project site.

4. **PROJECT FACILITY AVAILABILITY FORMS (One (1) Copy of Each)**

The following Project Facility Availability Forms are to be completed.

- A. Fire DPLU #399F
- B. School DPLU #399Sc
- C. Sewer [If not proposed then documentation

PROJECT FACILITY AVAILABILITY FORMS (One (1) Copy of Each) (continued)

from the Department of Health Services should
be submitted Indicating that the site can support
the number of Septic systems required for the
proposed density] DPLU #399S

D. Water DPLU #399W

5. APPLICATION FOR ENVIRONMENTAL INITIAL STUDY (AEIS) (Five (5) Copies)

Submission of the AEIS is required as part of the Threshold Decision process. The information requested on this form will help staff assess the feasibility of the proposed project with respect to environmental concerns. It will also enable staff to provide early information to the applicant regarding the probable environmental document (e.g., Negative Declaration, Environmental Impact Report) that will be required to process the Major Use Permit if the threshold decision is positive.

6. RECLASSIFICATION TO THE RMH ZONE (Seven (7) Copies)

In accordance with Section 6516c of the County Zoning Ordinance, reclassification of the proposed project site to the RMH zone and "A" Building Designation is required prior to final construction approval for any new or expanded standard mobilehome park. However, this requirement may be waived by the Director for mobilehome parks approved pursuant to Policy 3.8 of the Land Use Element of the General Plan.

The applicant may wish to have this requirement waived. If so, information should be provided regarding the merits of waiving the requirement for reclassification.